

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

# 145 CANDLEWOOD ROAD

BAY SHORE, NEW YORK

313,246 SF WAREHOUSE | AVAILABLE Q1 2025 | DIVISIONS AVAILABLE



CUSHMAN &  
WAKEFIELD

ROCKEFELLER  
GROUP

# PROPERTY DESCRIPTION

**ACREAGE**  
13.80 acres



**BUILDING SF**  
313,246 Total SF (Divisible)  
(72,496 SF Mezzanine)



**LOADING**  
24 Dock-high  
4 Drive-ins



**OFFICE**  
888 SF



**CLEAR HEIGHT**  
40'



**COLUMN SPACING**  
44'6" X 50'



**PARKING**  
316 Car Spaces  
(109 Existing 207 Landbanked)



**LIGHTING**  
LED



**POWER**  
1,200 Amps



**SPRINKLERS**  
ESFR

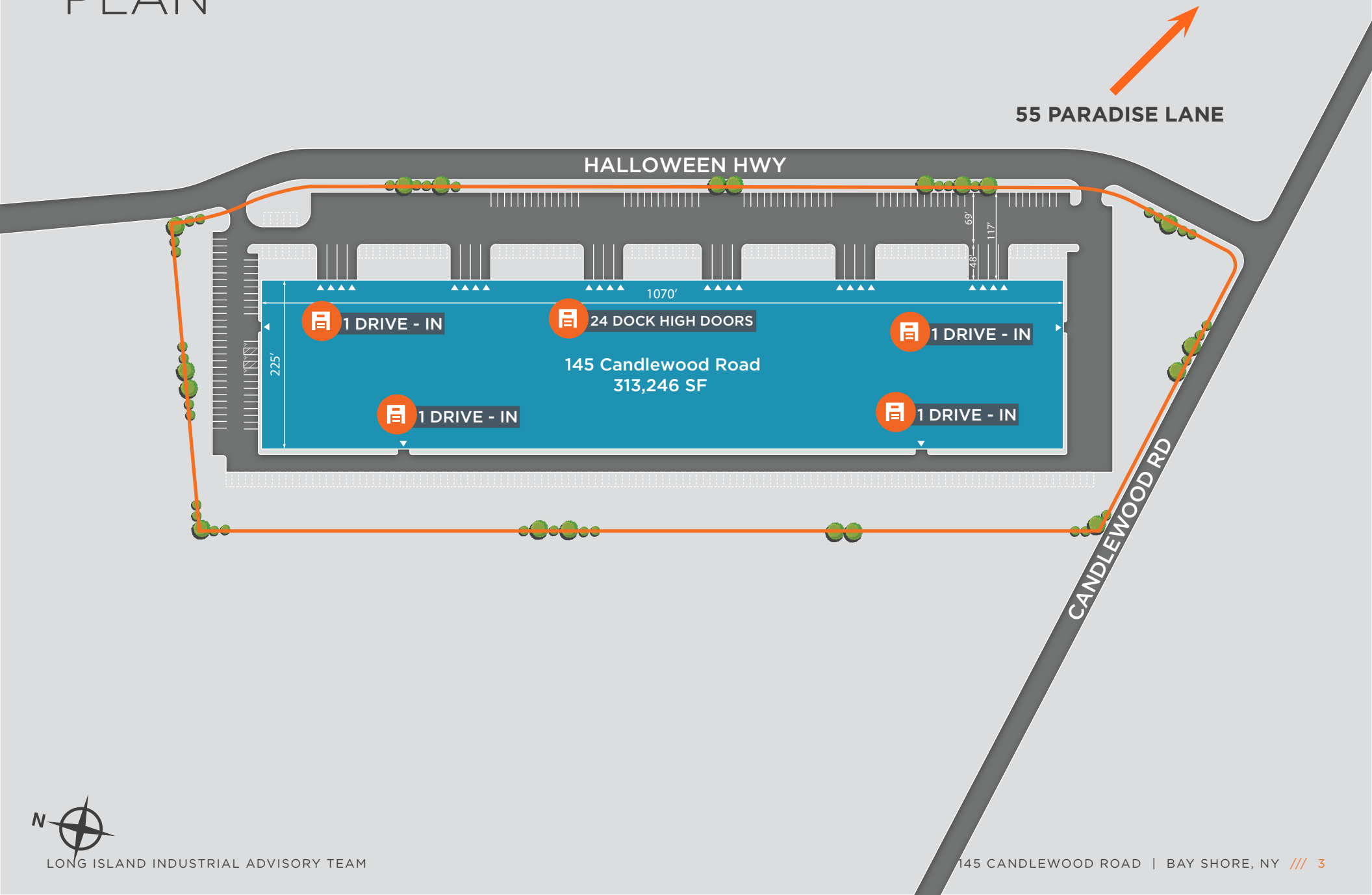


**REAL ESTATE TAXES**  
\$362,167.31/ Per Annum (\$1.16 PSF)

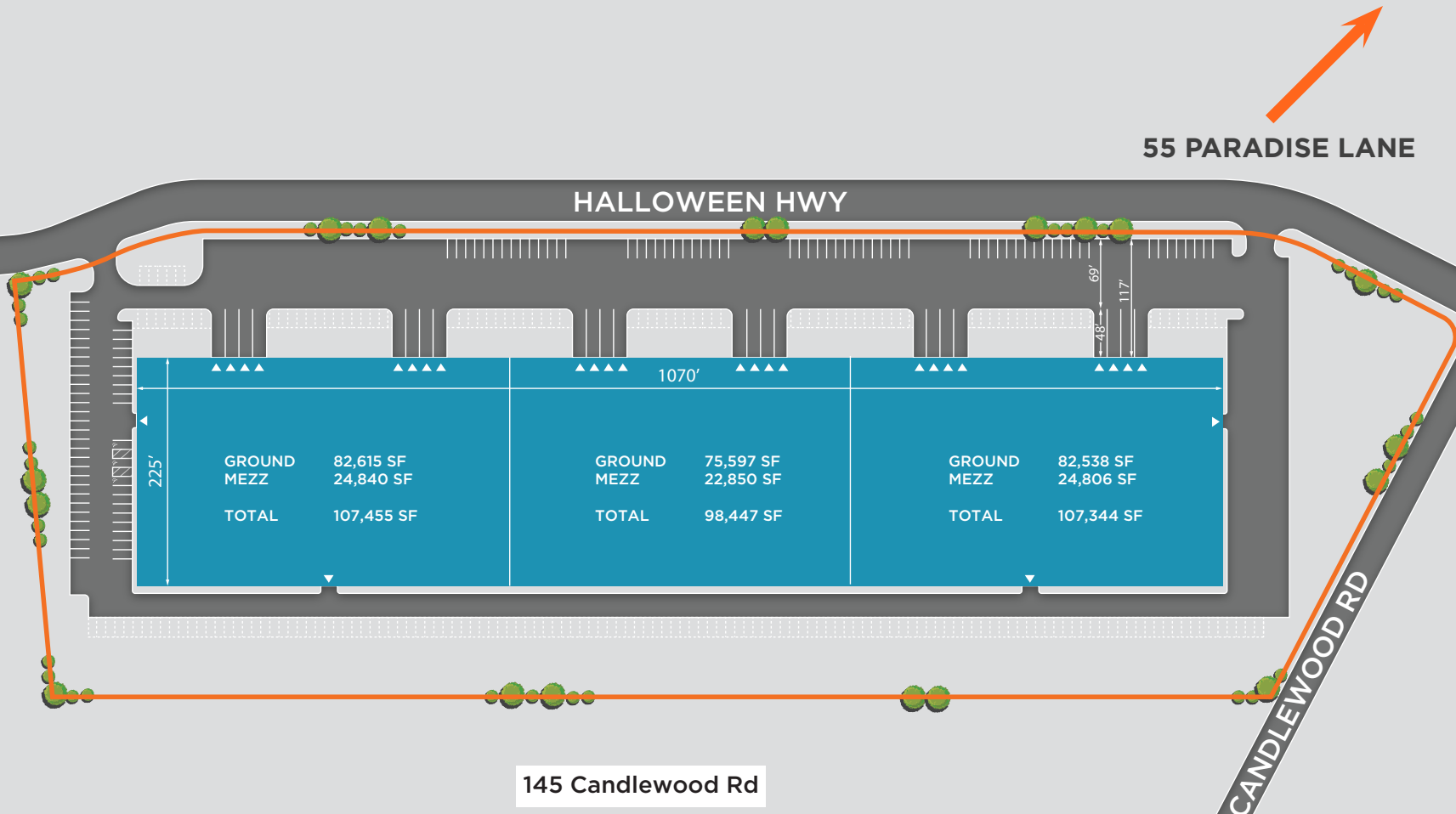


**FOREIGN TRADE ZONE "FTZ" ENABLED**  
The federal government's long-standing Foreign Trade Zone Program provides many little-known import/export benefits for a wide range of business applications. By deferring, reducing, or eliminating customs duties, qualified companies can improve cash flow, lower inventory costs, and improve their bottom line through use of FTZs.

# SITE PLAN



# DIVISION PLAN



145 Candlewood Rd

PECK AVE

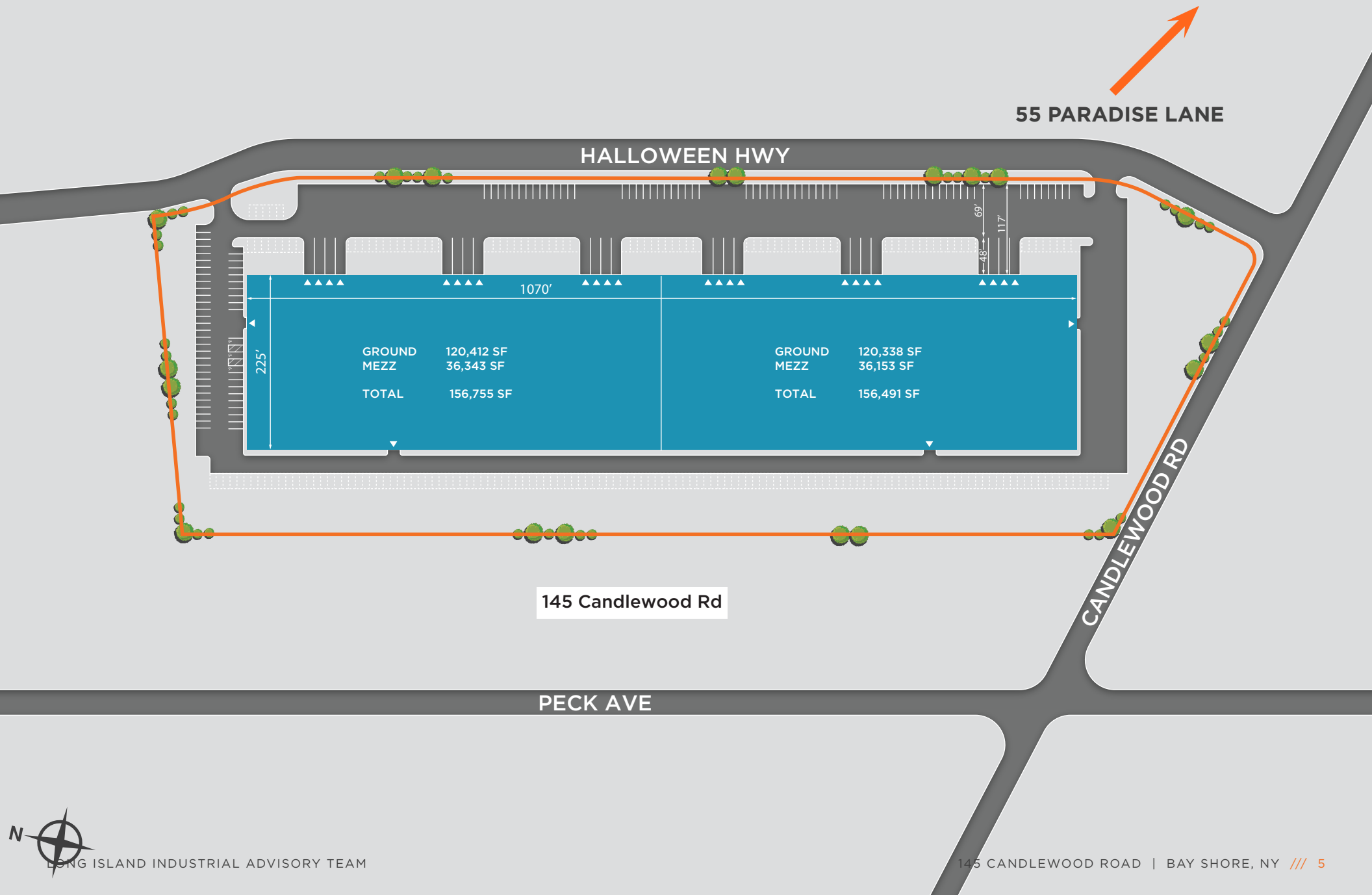
55 PARADISE LANE

CANDLEWOOD RD

HALLOWEEN HWY



# DIVISION PLAN



145 Candlewood Rd

PECK AVE

55 PARADISE LANE

CANDLEWOOD RD



# 145 CANDLEWOOD ROAD

ROCKEFELLER GROUP LOGISTICS PARK

**145 CANDLEWOOD ROAD**  
Bay Shore, New York  
**313,246 SF AVAILABLE**  
AVAILABLE Q1 2025

**55 PARADISE LANE**  
Bay Shore, New York  
**172,622 SF AVAILABLE**  
AVAILABLE IMMEDIATELY

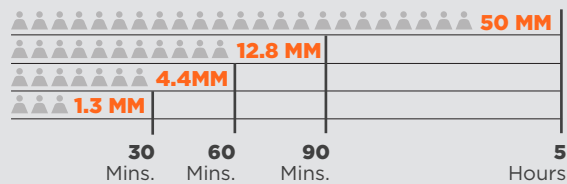


# ACCESSIBILITY & CONNECTIVITY



**145 Candlewood Road** offers convenient access to highways and methods of freight distribution. The property sits within 1.8 miles from the Southern State Parkway, 3.6 miles from the Long Island Expressway/Interstate 495, and 4.2 miles from the Northern State Parkway. For efficient freight distribution, reach the Long Island Rail Road's Deer Park Station in 1.5 miles, John F. Kennedy International Airport in 34.2 miles, LaGuardia Airport in 38.8 miles, and the Port Newark-Elizabeth Marine Terminal in 59.6 miles.

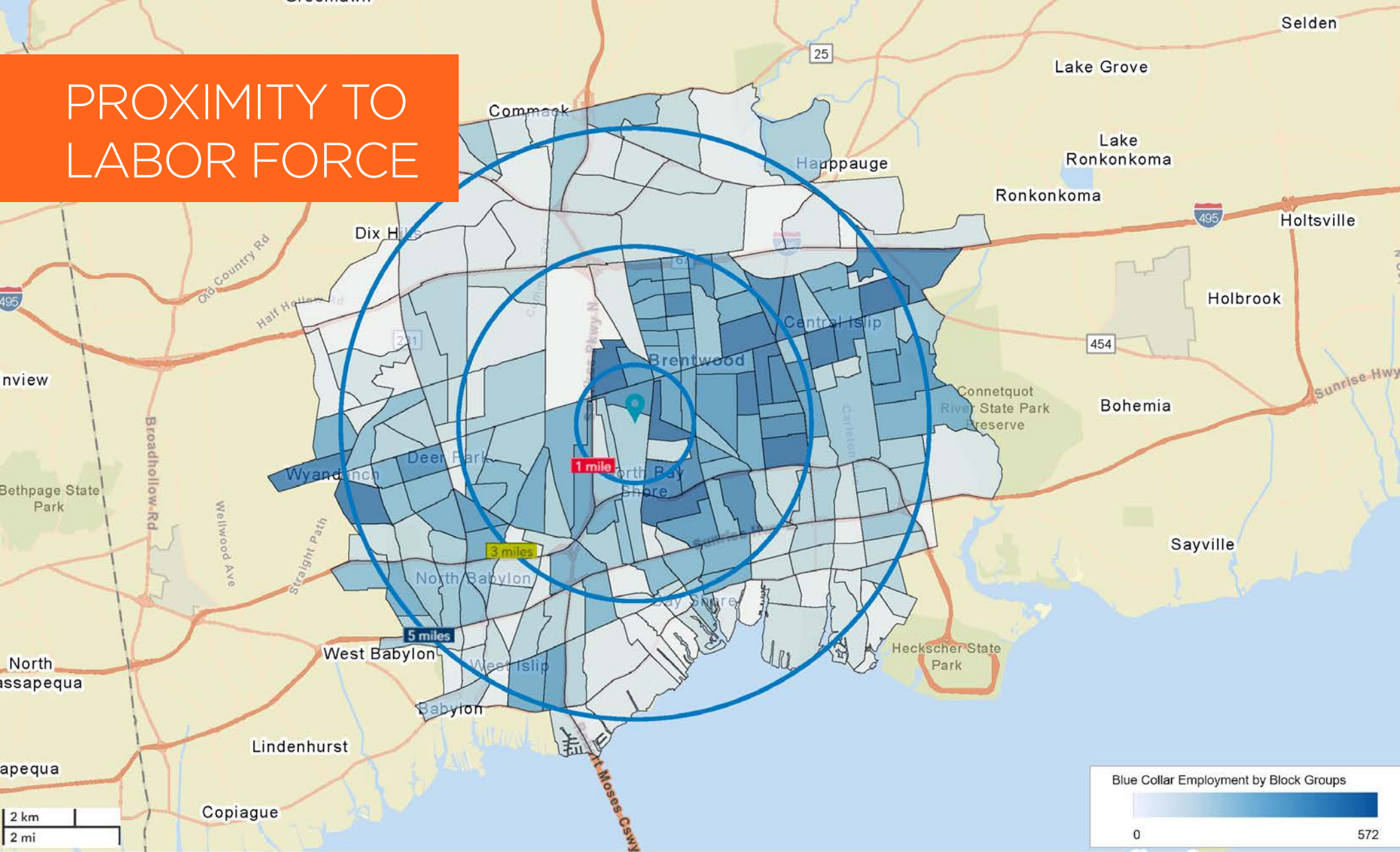
## Drive Time Populations



## High Income & Affluent Consumer Base

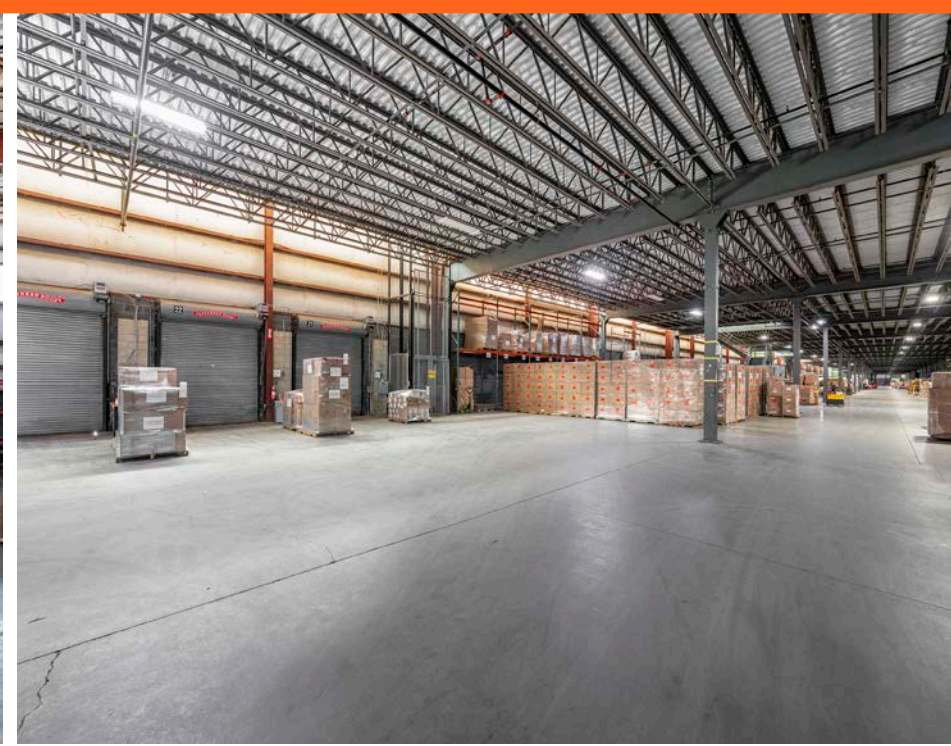
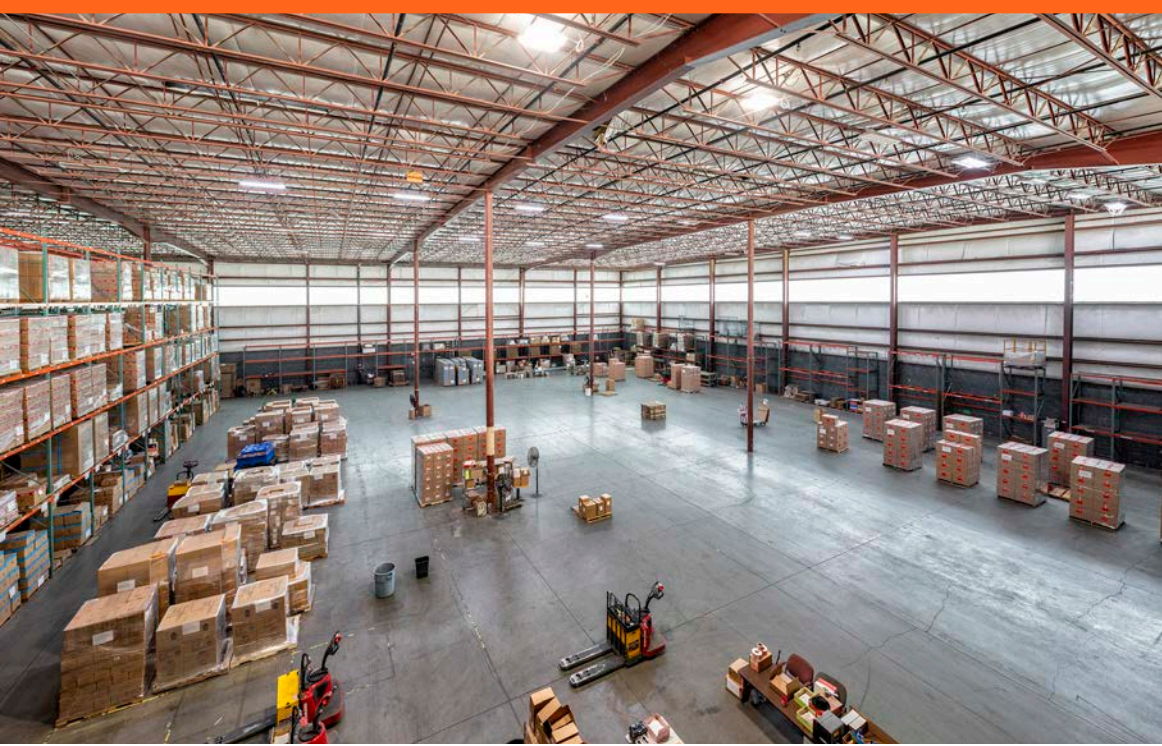


# PROXIMITY TO LABOR FORCE



*Impressive Walk To Work Labor Pool Within A 5 Mile Radius Of The Site*







## FOR MORE INFORMATION, CONTACT:

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